FORM NO. WD-1

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,000.00

Joseph C. Dykes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 19 91

Notary Public

MY COMMISSION EXPIRES: 3-3-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Rd., Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Joseph C. Dykes (NAME)	owner at same address (NAME)	75-113
4517 Chandler Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Kenneth W. Jones and wife, Catherine C. Jones

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph C. Dykes

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A 7.33± acre tract of parcel of land on the easterly margin of Chandler Road in Davidson County, Tennessee, and described by combining the descriptions of the two adjacent parcels described in the deeds at Book 5082, page 184 (a 3.83± acre tract) and Book 5082, page 186 (a 3.50± acre tract), Register's Office for said County as follows:

For the point of beginning, commencing at an iron pin in the easterly right-of-way margin of said Chandler Road, said pin also at the southwest corner of the W. L. Tune tract and thence with the margin of said Road in a southerly direction with a curve to the left having a radius of 1,431.67 feet a distance of 351.41 feet to an iron pin, **the point of beginning of the herein described tract**; thence, South 59° 34' 39" East, 690.08 feet to an iron pin in the southwest corner of the S. W. Luhrs tract; thence, with the Luhrs line South 55° 39' 48" East, 210.00 feet to an iron pin; thence, South 26° 08' 48" West, a total of 337.90 feet (combining the rear line description of said two deeds) to an iron pin; thence, North 60° 53' 48" West, 878.85 feet to an iron pin in the eastern right-of-way of said Chandler Road; thence, with the margin of said Road in a northerly direction with a curve to the left having a radius of 2,655.32 feet a distance of 141.41 feet to an iron pin; thence, North 22° 45' 47" East, a total of 233.02 feet to the point of beginning, and said two tracts combined containing a total of 7.33 acres, more or less.

Being all the same property conveyed to the grantors herein by deeds at Book 5082, page 184 (from Gordon G. Pierce, etux) and Book 5082, page 186 (from Joe Everett Bingham) said Register's Office. *

This is ( ) unimproved (X) improved property, known as 4517 Chandler Rd., Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

IMproved

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness our hand s this 31st day of January, 19 91

* Subject to 1991 property taxes which have been prorated this date and the grantee assumes in full subject to reproration due to change in actual 1991 taxes.

Kenneth W. Jones

Catherine C. Jones

Kenneth W. Jones

Catherine C. Jones

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, Marbut Glenn Gaston, Jr., a Notary Public in and for said County and State, the within named Kenneth W. Jones and wife, Catherine C. Jones

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 19 91.

Marbut Glenn Gaston
Notary Public

Commission Expires 3-3-92

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Kenneth W. Jones and wife,

Catherine C. Jones

TO

Joseph C. Dykes

AZR 211280

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

9 U U 3 2

IDENTIF. REFERENCE

FEB 1 11 19 AM '91

FELIX Z. DOYLE, JR.
DAVIDSON COUNTY TN.

3527 02/01 0101 03CHECK 601.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 180000.00
CON TX 594.00
PRFEE 1.00
WDEED 6.00
TOTAL 601.00
CHECK 601.00

02/01/91 01 11:17 0001 3527

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 U U 3 2

IDENTIF. T REFERENCE

FEB 1 11 19 AM '91

FELIX Z. WILSON II
DAVIDSON COUNTY TN.

No. 393880